

Zoning Information - Zone R-4		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	85,000 SQ. FT.	N/A
MINIMUM FRONTAGE	100 FT.	N/A
MINIMUM LOT WIDTH	150 FT.	N/A
MAX. LOT COVERAGE	10%	7.4%
MINIMUM SETBACKS FRONT	50 FT.	264.2 FT.
MINIMUM SETBACKS SIDE	25 FT.	23.6 FT.
MINIMUM SETBACKS REAR	50 FT.	N/A
MAX. BUILDING HEIGHT	30 FT.	1 STORY

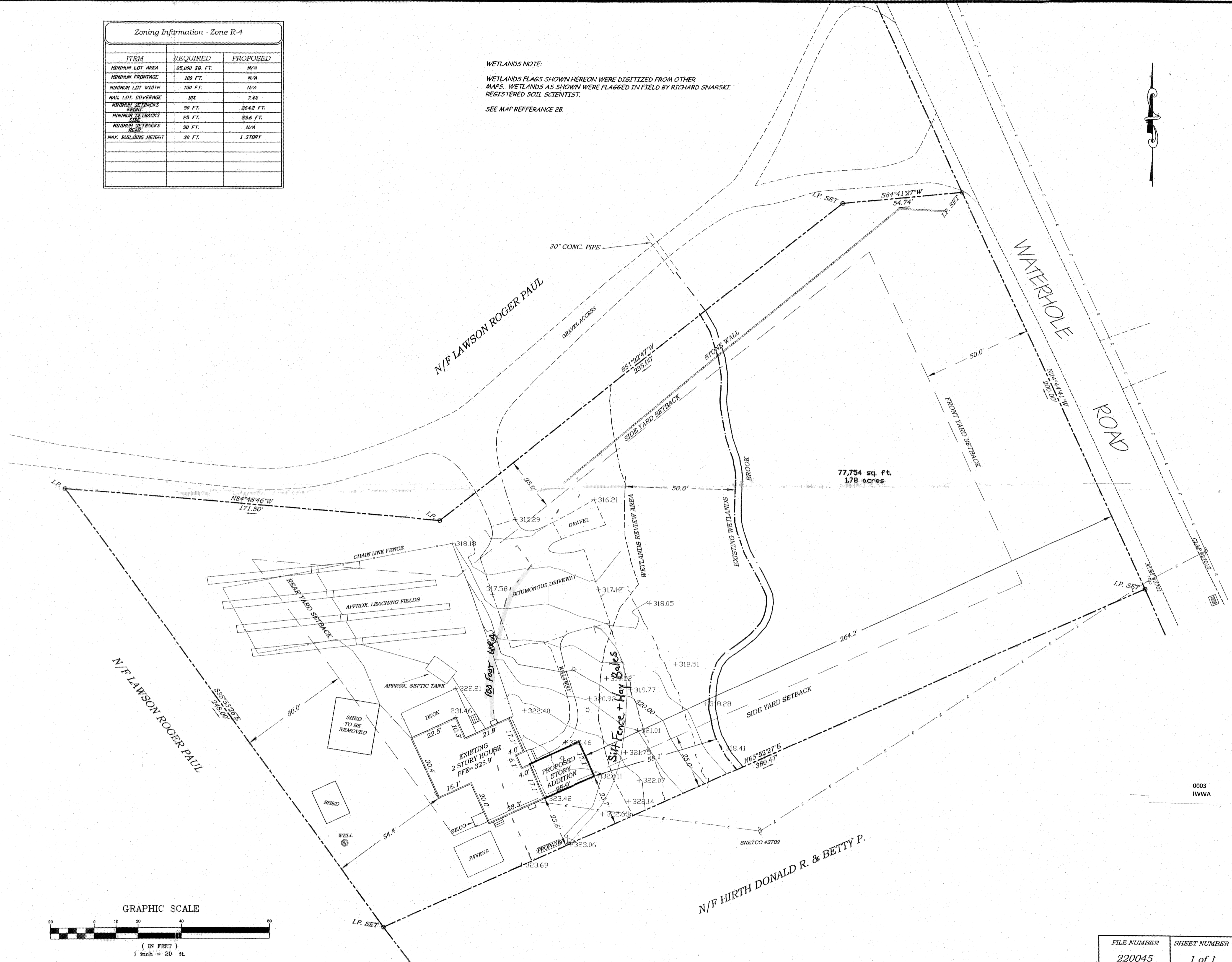
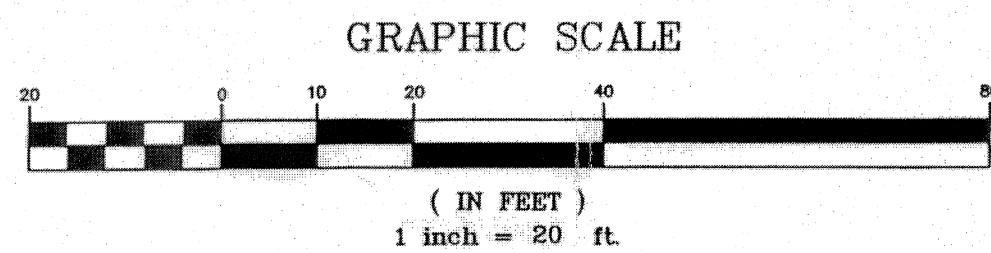
WETLANDS NOTE:
 WETLANDS FLAGS SHOWN HEREON WERE DIGITIZED FROM OTHER MAPS. WETLANDS AS SHOWN WERE FLAGGED IN FIELD BY RICHARD SNARSKI, REGISTERED SOIL SCIENTIST.
 SEE MAP REFERENCE 2B.

Survey Notes:

- This map has been prepared within the "Minimum Standards For Surveys and Maps in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-300b-20).
 -Type Of Survey: Property Survey
 -Boundary Determination Category: Dependant Resurvey
 -Horizontal Accuracy Class: A-2
 -Topographic Survey: Class T-2
- Map References
 A. "SECTION 1 SUBDIVISION PLAN OF LA PIENE ESTATES PREPARED FOR NORMAN A. LA PIENE, EAST HAMPTON, CONN.", Dated: January 6, 1975, Scale: 1"=40', Reissued: January 29, 1975 Drainage Easements, Revised February 24, 1975 Drainage Designations, Reissued March 4, 1975, Correction of owners names, Corrected plan June 23, 1975, James E. Mislick, Registered Professional Engineer, Ferdinand A. Casavaca Land Surveyor.
 B. "LOT PLAN LOT No. 3 FRANK B. ADAMS WATERHOLE ROAD, EAST HAMPTON, CONNECTICUT", Scale: 1"=40', Dated: May 9, 1985, Rev. June 4, 1985, Rev. June 17, 1985, Rev. July 9, 1985, Prepared By: Dutch & Associates Civil Engineers & Land Surveyors.
- Bearings are based upon NAD 83 coordinates.
- Elevations are based upon NAVD 88 elevations.
- Physical Evidence of Underground Utilities as Located In Field. All Underground Utilities Not Shown.

LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. PINS/MONS
- EX. E.D.P.
- EX. WETLANDS
- EX. WETLANDS BUFFER
- EX. CONTOUR
- EX. STREAM
- EX. CHAIN LINK FENCE
- EX. GUARD RAIL
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. UTILITY POLE
- EX. LIGHT POLE (SINGLE)
- EX. SANITARY CLEAN OUT
- EX. BOLLARD
- EX. GAS VALVE
- EX. WATER VALVE
- EX. TREELINE
- EX. TREE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON
 JAMES E. JONES CT. L.S. REG. NO. 13329 DATE

REVISIONS:	DATE:	DATE:	DATE:	DATE:	DATE:

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SCALE: 1"=20'
 DATE: 05/21/2020
 DRAWN BY: CRJ
 CHECKED BY: JEL
 ZONING LOCATION SURVEY
 PREPARED FOR:
ROCCO & CATERINA NOZZOLINI
 59 WATERHOLE ROAD
 EAST HAMPTON, CONNECTICUT

FILE NUMBER	SHEET NUMBER
220045	1 of 1

JONES ENGINEERING LLC